

MEMORANDUM

To: KC Kato
From: Alex Pitkin, Joel Seeley
Project: Hardy, Hunnewell, Upham Schools Options Study
Re: School Facilities Committee Meeting No. 3
Planning and programming discussions
Distribution: Attendees, (MF)

Date: 4/15/2014
Project No.: 14015

Meeting three focused on the updated analysis of student population(s) and chart of options for the Hardy, Hunnewell, and Upham Schools. One and two school scenarios were studied on the three building sites with general conversation on the individual building challenges based on unique site conditions, potential school populations, neighborhood concerns and the potential long term masterplan fulfillment. No three school options have been explored due to site constraints and large school population size.

Meeting time: Start: 7:35 am
Adjourned: 8:30 am Motion by Jack Morgan, second Barbara Searle – unanimous by SFC

General

- Motion to approve previous minutes by Jack Morgan, seconded by Barbara Searle – Motion carried unanimously by the SFC.
- SFC will organize the first public/community meeting for late May early June.
- SMMA had re-analyzed new populations for the Chart of Options.
- Enrollment study for site planning focused on the Mid-range enrollment plan. Alex explained a few of the unique variations when the populations are “plugged” in to the MSBA Space Summary.
 - Quantity of Kindergarten rooms decreases in the high range.
 - Number of general classrooms/sections at the older grades decreases in the high range.
 - Total area decreases with one very large school (not viable with site options in Town).
- SMMA will post the presentation for the SFC’s continued review over the next week – any additional thoughts, options or considerations should be forwarded for the teams consideration at the next meeting – April 29th.
- SMMA noted a possible variation as the two and three school options “play-out”:
 - Bates and Upham as a possible “combined” lower and upper elementary school on two sites?
- SMMA will begin to explore the impact of phasing on the various scenarios.
- SMMA will plan for a setback of 45 feet (matching the maximum height of a potential 3 story classroom wing) from the Town zoning side and rear yard setback requirement of 25 to 30 feet. This will allow for a fire lane and leave a maximum amount of undisturbed vegetation to neighbors.
- All Options should be based on a 50 year solution.

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Upham:

Upham was the first site discussed – starting with the initial assumption that it might be a renovation. Options 6 (425 students), 19 (536 students), and 20 (238 students) were explored.

- Option 20 – a two section school is not necessarily desired.
- Internal level changes and additions to the building will be extensive and invasive.
- Option 6 – would currently result in two equal 3 section schools – not ideal for the new construction scenario.
- Option 6 and 19 with the greatest number of students will greatly influence if the existing parking and drop off area are suitable.
- There was some discussion if the additions could be accomplished to the west – this is possible with two potential impacts – there is currently no through corridor at the front wing (Kindergarten) and long term flexibility for vehicle and pedestrian circulation across the site.
- Any renovation addition option appears to require more demolition and additions to accomplish a logical and efficient plan.
- Smallest option most likely requires students to be offsite, and while preferred to remove students in all cases, the larger school options may allow for a phased occupied renovation.

Hardy:

Hardy was explored with the initial assumption that it might most likely be a new building site. Options 10 (425 students), 4 (536 students) were explored.

- Option 10 – a three section school is not necessarily desired.
- The plan also showed the impact of leaving the original Hardy building at the front of the site for potential Town or school department reuse.
- SMMA targeted the middle of the site for the new building as close as feasible to the existing school. The school could remain operational during the construction.
- SMMA will explore an addition scenario for the next meeting – recommending that only the original Hardy school building remain (this impacts the numbers shown for renovation and new area totals).
- SMMA will also explore locating a school deeper into the site. As well as on the existing school footprint (requires swing space and results in demolition of original Hardy).
- Four section school for new still the preference.
- What does an MSBA model school of similar size footprint look like? SMMA will research.

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Hunnewell:

Hunnewell was discussed primarily as a major renovation/addition – as a new school option can only be built on the existing footprint due to site constraints:

Options TBD (425 students), 18 (536 students) showed a demolished 1955 wing replaced with a multi-story wing at the heart of the school. New Options 14 and TBD (425 and 536 students respectively) were explored.

- A two section school is not necessarily desired.
- Parking is a major concern for this site.
There is discussion in Town for a decked parking lot over the Cameron Street parking lot that could relieve this site.
- Library adjacency affords some potential flexibility in lot line setbacks and zoning considerations.
- Neighborhood issues of use adjacencies and abutters' is potentially less of a concern at the Hunnewell site.
- Hunnewell is also the only elementary school in this district of the town.
- Any renovation/addition option would require more demolition and a larger addition to accomplish a logical and efficient plan than currently illustrated in the Chart of Options.
- The new building option(s) will require students to be offsite, the Hunnewell school renovation options may allow for a phased occupied renovation with some students relocating.

Next Steps

- SMMA to Site Plan Options for the next meeting (April 29th at 7:30 am).
- SFC should forward any comments and thoughts regarding potential options ASAP.
- SMMA will upload new options ASAP for SFC review and contemplation prior to the next meeting.
- Consider phasing/sequencing of the Mid range scenarios for the next meeting.
- SMMA will "link" the sites as solutions to aid the phasing and masterplan discussion.

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